GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that THOMAS H. JONES II and BROOKS M. JONES, JR. (collectively, "Grantors"), for the sum of Ten and NO/100 Dollars (\$10.00), and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grant with general warranty covenants to PREDEVELOPMENT, LTD, an Ohio limited liability company (collectively, "Grantee"), whose tax mailing address is 2335 Second Street, Cuyahoga Falls, Ohio 44221, certain real property and appurtenances thereto, located in the Village of Kelleys Island, Erie County, Ohio, which real property is more fully described in Exhibit A attached hereto and made a part hereof. Milica N. Jones, wife of Brooks M. Jones, Jr., hereby waives all rights of dower in and to said real property.

The foregoing is conveyed subject to: (a) real estate taxes and assessments, both general and special, if any, which are a lien but not yet due and payable, as of the date the foregoing deed is recorded in the Erie County Records; (b) zoning and building laws, ordinances and regulations; (c) legal highways; (d) all easements, rights of way, and other covenants, conditions and restrictions of record; and (e) matters which would be disclosed by an accurate survey of said real property; and (f) any adverse claim based upon the assertion that: (i) said real property or any part hereof is now or at any time has been below the ordinary high water mark of Lake Erie; (ii) some portion of said real property has been created by artificial means or has accreted to such portion so created, or (iii) some portion of said real property has been brought within the boundary thereof by an avulsive movement of Lake Erie, or has been formed by accretion to any such portion.

	The property is further reference: Volume	er identified by perma _, Page	nnent parcel number 54-019	959.000. Prior Deed
	IN WITNESS WHE these presents as of the 12 th in the presence of the witness	day of November, 200	and Milica N. Jones have 01, as their free act and dee	e signed and sealed ed, and have done so
	Witnesses:			
			THOMAS H. JONES II	
	Printed name:		By:OSBORNE MILLS, JR. his Attorney-In-Fact	
	Printed name:	- Compression		
1.5	Clah A Luti Printed name: Debosah A. Di	e res	EROOKS M. JONES, Y	
R. V	Start O. Man Printed name: Steven A.	Marcer	MILICA N. JONES RN 200117215	The
2	{K0058559.1}	MICROFILMED) SCANNED	RN 20011/215 ERIE COUNTY OHIO Tish Fraley RECORDING FEE: CTR Date 11/16/2001	Page 1 of 4 RECORDER 4P 22.00 Time 14:19:00

STATE OF OHIO)) SS:	RH	ERIE COUNTY 200117215	OHIO	RECORDER Page 2	of	4		
COUNTY OF CUYAHOGA									

The foregoing instrument was acknowledged before me by the above-named Thomas H. Jones II, by Osborne Mills, Jr., his Attorney-In-Fact, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 12th day of November, 2001.

NOTARY PUBLIC

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me by the above-named Brooks M. Jones, Jr. and Milica N. Jones, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 12th day of November, 2001.

NOTARY PUBLIC STEVEN A MARRER, Atto

STEVEN A. MARRER, Attorned Notary Public - State of a My communission has no expli-Section 147.03 R. C.

This Instrument Prepared By: Steven A. Marrer, Esq., Taft, Stettinius & Hollister LLP, 200 Public Square, Suite 3500, Cleveland, Ohio 44114, (216) 241-2838

Exhibit A Real Property

Being situated in the State of Ohio, County of Erie, Village of Kelleys Island, Original Lot No. 13 and being more definitely described as follows:

Commencing at a 1" iron pin, found, on the centerline of West Shore Drive (24 ft) marking the Northwest corner of Block No. 1 Long Point as recorded in Plat Volume 11 Page No. 6:

- (1) Thence southerly along the centerline of West Shore Drive along an arc of a curve to the right, having a radius of 796.50 feet, a delta of 11° 47′ 57″, a chord bearing of South 45° 11′ 57″ West, a chord distance of 163.74 feet, an arc length of 164.03 feet to a point;
- (2) Thence South 51° 05' 55" West continuing along the centerline of West Shore Drive a distance of 454.04 feet to a point;
- (3) Thence southerly continuing along the centerline of West Shore Drive along an arc of a curve to the right, having a radius of 2000.00 feet, a delta of 05° 35' 05", a chord bearing of South 53° 53' 27" West, a chord distance of 194.86 feet, an arc length of 194.94 feet to the Northeast corner of a 1.1 acre parcel owned by the Cleveland Museum of Natural History (DV 499 PG 3);
- (4) Thence North 33° 19' 01" West along the North line of said Cleveland Museum parcel, a distance of 152.00 feet to the High Water Mark of Lake Erie;
- (5) Thence northerly along said High Water Mark by the following courses and distances; North 54° 18' 30" East, 198.17 feet; Thence North 44° 39' 37" East, 256.81 feet; Thence North 58° 45' 19" East, 110.23 feet; Thence North 42° 14' 07" East, 148.51 feet; Thence North 55° 12' 21" East, 143.96 feet; Thence North 29° 55' 04" East, 116.26 feet; Thence North 21° 53' 09" East, 122.72 feet; Thence North 09° 33' 46" East, 109.38 feet; Thence North 17° 20' 45 West, 159.93 feet; Thence North 04° 27' 00" East, 256.22 feet; Thence North 63° 06' 02" East, 80.00 feet to the Southwest corner of a parcel owned by Long Point, LLC (RN 9913420);
- (6) Thence South 45° 06' 31' East along the South line of said Long Point parcel, passing through a ½" iron pin, set, at a distance of 50.00 feet a distance of 200.00 feet to a 1" iron pin, found, on the centerline of West Shore Drive;
- (7) Thence South 09° 00' 02" West along the centerline of West Shore Drive a distance of 601.23 feet to a 1" iron pin, found;
- (8) Thence South 39° 17' 58" West continuing along the centerline of West Shore Drive a distance of 246.88 feet to a 1" iron pin, found, marking the Northeast corner of Block No. 1 and the point of beginning, containing 6.4507 acres, more or less, but being subject to all legal highways, easements and restrictions of record.

RN 200117215 OHIO RECORDER Page 3 of 4

The above description was prepared from an actual survey by Daniels E. Hartung Jr., Professional Surveyor No. 5667 in May 2001. The bearings were assumed only for the purpose of indicating angles.

PARCEL B

The non-exclusive appurtenant agreement right and easement of ingress and egress between Parcels above and Monagan Road, across West Shore Drive, Kelleys Island, Ohio as depicted and set forth under Plat Volume 11, page 6, Erie County, Ohio Plat Records (see EXHIBIT AA attached hereto and made a part hereof), and further set forth in the following documents recorded in Deed Volume 455, page 891, Deed Volume 464, page 761, Deed Volume 489, page 252, Deed Volume 499, page 03 and Deed Volume 420, page 605 Eric County, Ohio Deed Records, Deed Volume 535, page 1009 and Official Records Book 432, page 228.

Said Access Strip as set forth in Official Records Book 432, page 228 is limited to 24 feet in width where located thru premises presently owned by Cleveland Museum of Natural History as per Deed Volume 499, page 3 and Volume 455, page 891.

RN 200117215

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made

Erle County Engineer Date:

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.

FEE: S EXEMPT: \$

R. E. TRANSFER: \$

JUDE T. HAMMOND Erie County Auditor

June 7 Hammond

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